



Bartlein & Company, Inc.

Managers of Real Property

F E B R U A R Y , 2 0 1 1
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	65,636.12	8.0%	130,831.49	16.0%	816,240.00
LATE FEES	1,648.53	N/A	1,846.04	N/A	- 0 -
OTHER INCOME	50.00	N/A	50.00	N/A	- 0 -
TOTAL INCOME	67,334.65	8.2%	132,727.53	16.3%	816,240.00
CLEANING & JANITORIAL	1,625.00	13.5%	3,250.00	27.1%	12,000.00
ELECTRIC	1,629.71	7.8%	3,347.06	15.9%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	10,170.00	15.9%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	183.23	1.2%	842.29	5.6%	15,000.00
MANAGEMENT FEES	2,272.00	8.3%	4,544.00	16.7%	27,264.00
PAINTING & DECORATING	98.00	2.5%	98.00	2.5%	4,000.00
POOL MAINT & SUPPLIES	1,924.12	15.4%	3,389.84	27.1%	12,500.00
POOL HEATING (GAS)	745.93	7.5%	1,417.41	14.2%	10,000.00
REPAIRS & MAINTENANCE	2,461.07	4.9%	8,353.62	16.7%	50,000.00
RUBBISH REMOVAL	4,393.68	8.3%	8,637.36	16.3%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	73.02	1.5%	355.10	7.1%	5,000.00
WATER & SEWER	830.10	3.3%	1,385.61	5.5%	25,000.00
INSURANCE	4,385.10	4.1%	8,770.20	8.1%	108,000.00
PEST CONTROL	45.00	2.3%	232.00	11.6%	2,000.00
PROFESSIONAL FEES	1,075.00	21.5%	1,075.00	21.5%	5,000.00
TELEPHONE EXPENSE	40.19	8.0%	80.73	16.1%	500.00
MISCELLANEOUS EXPENSE	55.80	1.9%	190.73	6.4%	3,000.00
OPERATING EXPENSES	26,921.95	6.4%	56,138.95	13.4%	419,764.00
RESERVE EXPENDITURES	22,117.33	2.0%	23,238.28	2.1%	1,100,950.00
TOTAL EXPENDITURES	49,039.28	3.2%	79,377.23	5.2%	1,520,714.00
CASH FLOW: Income-Expense	18,295.37	-2.6%	53,350.30	-7.6%	(704,474.00)
INCOME TAX	(10.00)	0.5%	(10.00)	0.5%	(2,000.00)
TRANSFER TO RESERVE	(18,285.37)	N/A	(53,340.30)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	- 0 -	0.0%	701,474.00
OTHER TRANSACTIONS	(18,295.37)	-2.6%	(53,350.30)	-7.6%	699,474.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET
(Unaudited)
EUCALYPTUS GROVES OWNERS' ASSOCIATION

FEBRUARY 28, 2011

ASSETS:

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.44	\$253,372.54	
4/7/11	CDARS/Banco Popular # 1011514533	0.30	50,000.00	
4/7/11	CDARS/Banco Popular # 1011515556	0.30	115,000.00	
5/19/11	CDARS/United Bank # 1011248213	0.31	90,000.00	
5/19/11	CDARS/Sovereign Bank # 1011743869	0.30	140,000.00	
4/7/11	CDARS/Banco Popular # 1011514797	0.30	60,000.00	
5/12/11	CDARS/Flagstar Bank # 1011210062	0.31	150,000.00	
5/12/11	CDARS/Flagstar Bank # 1011210712	0.31	120,000.00	
3/10/11	CDARS/Republic B & T # 1011362709	0.27	160,000.00	
5/12/11	CDARS/Sovereign Bank # 1011727995	0.30	40,000.00	
7/14/11	CDARS/Sovereign Bank # 1011552222	0.35	<u>60,000.00</u>	1,238,372.54
	Accounts Receivable:			
	Due From Unit Owners		44,650.75	
	Other Receivables		<u>0.00</u>	44,650.75
	TOTAL ASSETS			\$1,288,023.29 =====

LIABILITIES:

	Accounts Payable	\$0.00
	Prepaid Assessments	3,752.28
	TOTAL LIABILITIES	3,752.28

FUND BALANCES:

	TOTAL LIABILITIES & FUND BALANCES	1,284,271.01 =====
		\$1,288,023.29 =====

Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.